

LAUREL STREET

FINAL PLAT BOAST PLAT I SHEET 1 OF 1



OWNER/DEVELOPER
 JOHN BORMANN
 BONIFACE PROPERTIES LLC
 1000 N WARRIOR LN.
 WAUKEE, IA 50263
 (515) 224-0264

ZONING
 C1-A

BULK REGULATIONS
 FRONT YARD SETBACK- 30'
 REAR YARD SETBACK- 30'
 SIDE YARD SETBACK- 15' ADJACENT TO RESIDENTIAL PROPERTIES

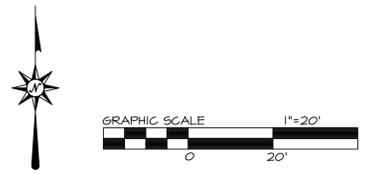
LEGAL DESCRIPTION
 LOTS 1, 2, 3, 4 AND 5 IN BLOCK 2 IN THE ORIGINAL TOWN OF WAUKEE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°46'58" WEST ALONG THE SOUTH LINE OF SAID LOTS 1 THROUGH 5, A DISTANCE OF 250.10 FEET; THENCE NORTH 00°01'10" EAST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 141.48 FEET; THENCE SOUTH 89°46'50" EAST ALONG THE NORTH LINE OF SAID LOTS 1 THROUGH 5, A DISTANCE OF 250.05 FEET; THENCE SOUTH 00°00'00" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 141.41 FEET TO THE POINT OF BEGINNING, CONTAINING 0.82 ACRES, MORE OR LESS, AND SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

NOTES
 1) THE EXISTING BUILDING ON THE SUBJECT PROPERTIES ARE PERMITTED NON-CONFORMING STRUCTURES.

CERTIFICATION

I hereby certify that this plat, plan, specification or report was prepared by me or under my direct professional supervision and that I am a duly licensed Professional Engineer and Land Surveyor under the laws of the State of Iowa.
 Signed: *[Signature]* Date: 2/7/14
 D. W. PLATTNER, P.E. & L.S. License No. 5228
 IOWA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD

- LEGEND**
- MONUMENT FOUND AS NOTED
 - SET 1/2" IR W/ CAP #5228
 - ▲ SECTION CORNER FOUND AS NOTED
 - △ SECTION CORNER SET AS NOTED
 - M= MEASURED DISTANCE OR BEARING
 - P= RECORDED DISTANCE OR BEARING



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